

**Wilderness Lake Estates
Road Association
By-Laws**

Article 1: Organization

1.Name: The Name of the non-profit association shall be “Wilderness Lake Estates Road Association, Inc.” and for designation purposes is referred to in the by-laws as the “Association.”

2.Fiscal Year: The fiscal year of the Association shall be from Jan. 1 through Dec. 31 of the same calendar year.

3.Purpose: The purpose of the Association is for the protection and promotion of the privileges and interests of its members who are residents and/or owners of property of Wilderness Lake Estates. The Association shall uphold the restrictions of the property owners, as listed in the protective covenants. The Association shall be responsible for the maintenance and improvement of the common roads and common area inside the Wilderness Lake Estates sub-division, as well as the maintenance of Owassa Road as it affects ingress, egress and regress, per the restrictive covenants.

Article II: Membership

1.Membership: Includes all property owners in the sub-division known as Wilderness Lake Estates, Murphy, North Carolina. Membership in good standing continues as long as the individual (s) owns property in Wilderness Lake Estates and pays the annual association fees and/or assessments.

2.Fees and Assessments: Each lot owner shall pay to the Association an annual fee, which shall be applied toward the maintenance of roads, common recreational or other facilities in the sub-division and per restrictive covenants. The amount of said fees shall be determined from time to time, by the Association.

Said annual fee may be increased or decreased from time to time, as determined by the Board of Directors and approved by the membership at the annual meeting. Said annual fee shall be due and payable on the first day of January, of each new year, for that year. The annual fee for the year of acquisition of a lot shall be prorated, based on the fractional portion of the 52 weeks owned. If the annual fee is not paid by January 15, of each year, a late fee of \$15.00 shall be charged for each and every month that the fee is not paid. (Also see Liens, Article III, for non-payment).

3.Construction/Renovation Impact Fee: When an individual property owner obtains a building permit, he/she must notify the WLER Board via letter to the WLER Secretary. Secretary will notify member of the impact fee process, which states per Article 14 of the Covenants, “property owner is responsible for returning the road to the pre-construction status.”

If during or upon completion of construction/renovation, the Board deems road repairs necessary, the Board will obtain, from the current road maintenance vendor, an estimate of the cost to restore the road to pre-construction status. The Secretary will deliver a letter (certified mail / return receipt) outlining:

- Estimated cost,
- Option to use the WLERA vendor or another vendor,
- Requirement for board assessment of the adequacy of the repairs,
- Seven-day response period outlining how the repairs will be completed, and the 30-day time period for repairs.

Article III: Organization

1.Board of Directors: The governing body of the Association shall be a board of directors, consisting of seven voting members, specifically, the Officers, President, Vice-President, Secretary, Treasurer and three board members.

- a. Quorums: A quorum of the board shall consist of a majority of its members. Board meetings are open to all members in good standing, but as observers only.

2.Compensation: No salary or other compensation shall be paid any board member, or committee member for services performed as such member.

3.Powers: The board shall have full authority to act for the membership regarding all established policy matters and enforcement of the covenants. In addition the Board will:

- a. Annually prepare a budget, for the maintenance and operation of the Association.
- b. Recommend annual dues to the membership for their approval at the membership meeting based on the budget. (See item a. above)
- c. Make or authorize the purchase of services, materials or supplies, and to contract for whatever may be reasonably required, in the operation and maintenance of the Association.
- d. Authorize emergency repairs and levy special assessments as necessary.

4.Liens: The Covenants and restrictions which cover Wilderness Lake Estates, and according to law (Article 2, Chapter 44A of the North Carolina General Statutes, which allows liens against real property), allow the Association to place a lien against a property, in which dues or assessments have not been paid. In addition, the Association will also request a court order, to collect court costs, and attorney's fees incurred in connection with the collection of the dues and/or assessments.

Article IV: Officers

1.President- Shall be the chairperson of the Board of Directors. He/she shall be vested with the authority to call meetings of the Board, fill any vacancy on the Board, and preside over meetings of the Board of Directors and the annual Membership Meeting of the Association. He/she will have authority to enforce all rules and regulations of the Association.

2.Vice President- Shall assume the duties of the President in his/her absence. In the event the President does not complete a full term, the Vice President shall assume the office and serve the remainder of that term.

3.Secretary- Shall record the proceedings of all meetings, and distribute copies of same as appropriate.

4.Treasurer- Shall collect, disburse, and account for all monies of the Association. Expenditures shall be subject to the approval of the Board of Directors. The Treasurer shall present a detailed report of income and expenses at the annual meeting and when requested by the Board.

5.Three Board Members- Shall assist the President or other officers, as well as participate in committees for the Association.

6.Executive Committee- The President, Vice President, Secretary, and Treasurer shall comprise the Executive Committee. They shall be the governing body, when the full board cannot be assembled.

7.Committees- The President shall appoint all members of standing committees for the Association, as established by the Board of Directors. The President shall appoint all committee chairpersons. No committee shall have the right to obligate the Association in any way or in any sum in excess of the specifically budgeted amount established for its use for the current year by the Board.

8.Elections- The President shall appoint a nominating committee whose function shall be to submit a list of nominees for election to the Board of Directors. Additional nominations may be made from the floor at the annual meeting. Only property owners in good standing may be nominated or have a vote.

9.Vacancies- Except for the office of President, vacancies shall be filled by the President, subject to board approval, for the remainder of the unexpired term.

Article V: Meetings

1. Annual Meetings- Annual meetings of the Association shall be held in the month of June at a time and location designated by the Board. Members shall be notified by mail of the annual meeting at least 30 days prior to the meeting. Members shall advise the Secretary or President at least 10 days prior to the meeting, of any agenda items to be added for discussion.

2. Voting- Voting may take place in person or by proxy. Each member in good standing shall be entitled to one (1) vote for each lot owned. Tracts without assigned lot numbers shall be considered the same as lots for the purpose of voting.

3. Proxies- Any member unable to attend the Annual Meeting may vote by proxy or assign their vote to a member attending the meeting. Proxies must be in writing, in the form of a letter, delivered by the Post Office or other commercial mail carrier. Alternatively, the letter may be delivered by email or facsimile machine. These documents must include the lot owner's name, signature (except in the case of email delivery), lot #(s), and response(s) to the proxy request as communicated, by the Secretary in the Notice of Annual Meeting. Voting categories on the proxy shall be "For", "Against", or "Abstain" only. One proxy per lot will be allowed.

4. Quorum- A quorum for the annual meeting shall be attained by the presence, in person or by proxy, of 20% of eligible lot owners/members in good standing.

Article VI: Contracted Work

1. Contracted Work- In order to protect Association Members, outside contractors engaged by the Board shall be properly insured and licensed if applicable.

Article VII: Amendments to the By-Laws

By-Laws may be amended or rescinded by a 75% majority of ALL Association Members, voting taking place by proxy or in person, and only at an annual meeting. Suggested amendments shall be submitted, in writing, to the Secretary or President, for presentation to the Board, and the Association at least one week prior to meeting.

Approved by a majority vote of the membership, on June 7, 2008

President: Larry Selurmy

Vice President: Richard P. Daley

Secretary: Pam Selurmy

Treasurer Sandy Clifton Daley